

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	15	+ 7.1%	192	216	+ 12.5%
Closed Sales	18	19	+ 5.6%	192	206	+ 7.3%
Median Sales Price*	\$952,500	\$1,125,000	+ 18.1%	\$1,150,000	\$1,155,000	+ 0.4%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	23	24	+ 4.3%
Percent of Original List Price Received*	101.8%	105.7%	+ 3.8%	104.6%	105.4%	+ 0.8%
New Listings	10	7	- 30.0%	222	232	+ 4.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

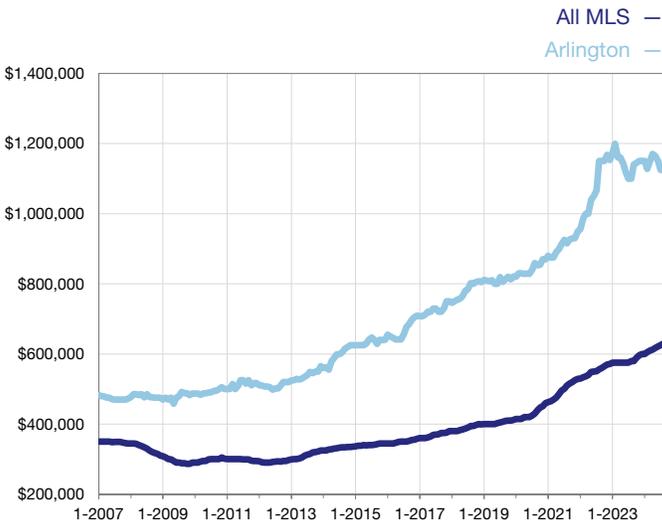
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	12	+ 20.0%	191	191	0.0%
Closed Sales	14	13	- 7.1%	197	170	- 13.7%
Median Sales Price*	\$846,000	\$740,000	- 12.5%	\$830,000	\$766,000	- 7.7%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	28	25	- 10.7%
Percent of Original List Price Received*	102.7%	100.2%	- 2.4%	102.3%	101.6%	- 0.7%
New Listings	12	16	+ 33.3%	205	225	+ 9.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

